



**Marina**  
**St. Leonards-On-Sea, East Sussex TN38 0BU**  
**Offers in excess of £300,000 Leasehold**

**Wyatt  
Hughes**  
Residential Sales

## Marina, St. Leonards-On-Sea, East Sussex TN38 0BU

Welcome to this charming seafront home located in the picturesque Marina of St. Leonards-On-Sea. This delightful flat boasts a generous 903 sq.ft of living space, featuring reception room, two bedrooms and bathroom - providing ample space for comfortable living by the sea.

This stylish home offers space throughout, with modern kitchen including integrated appliances such as a double oven, fridge/freezer and ceramic hob. The two double bedrooms allow for practical furnishings. We feel the main stand out room is the living space, with fabulous views out over the sea and the Marina, imagine waking up to the soothing sound of the waves and the sight of the glistening sea outside your window.

Situated in a prime location, this chain-free property offers the perfect opportunity to live by the sea. Whether you are looking for a permanent residence or a holiday home, this flat is sure to impress with its chic design and beautiful seafront setting.

Don't miss out on the chance to make this sea view flat your own and experience the best of coastal living in St. Leonards-On-Sea. Contact us today to arrange a viewing and start envisioning your life in this idyllic seaside retreat.

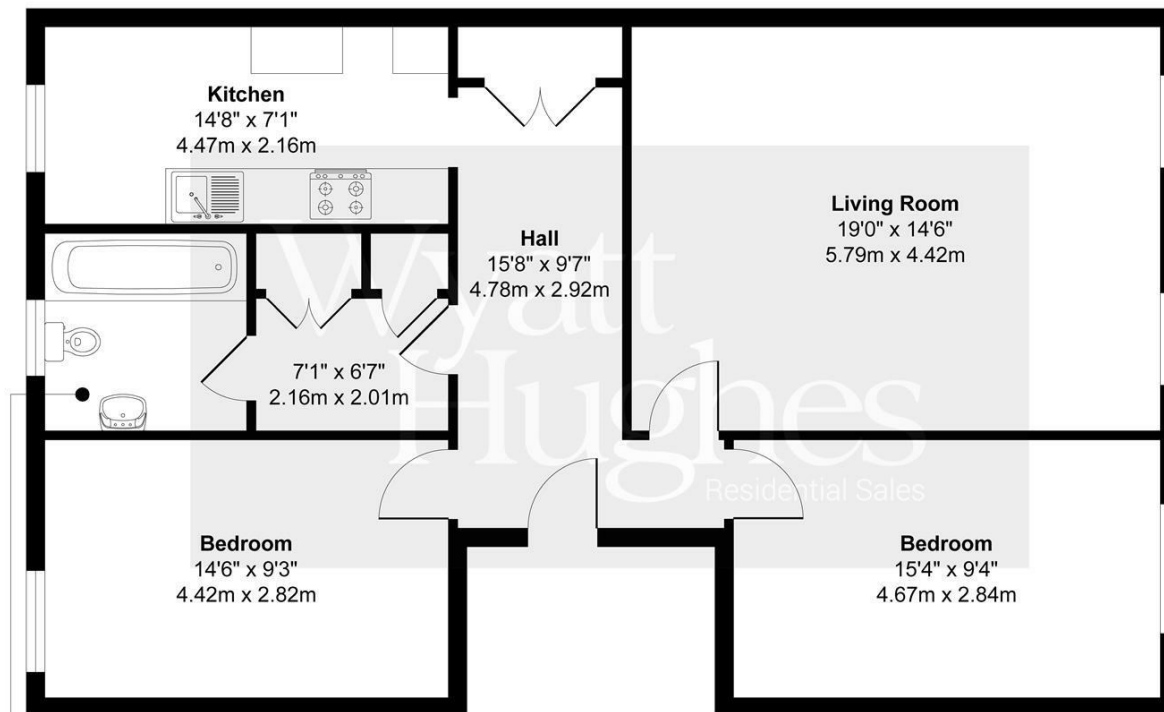
- SECOND FLOOR WITH 189 YEAR LEASE FROM 1984
- £0 GROUND RENT
- COUNCIL TAX BAND A
- TWO BEDROOMS
- MODERN AND STYLISH THROUGHOUT
- 22% CONTRIBUTION TOWARDS SERVICE CHARGE ON AN AS AND WHEN REQUIRED BASIS
- EPC D
- CHAIN FREE
- SEA VIEWS
- POPULAR MARINA LOCATION





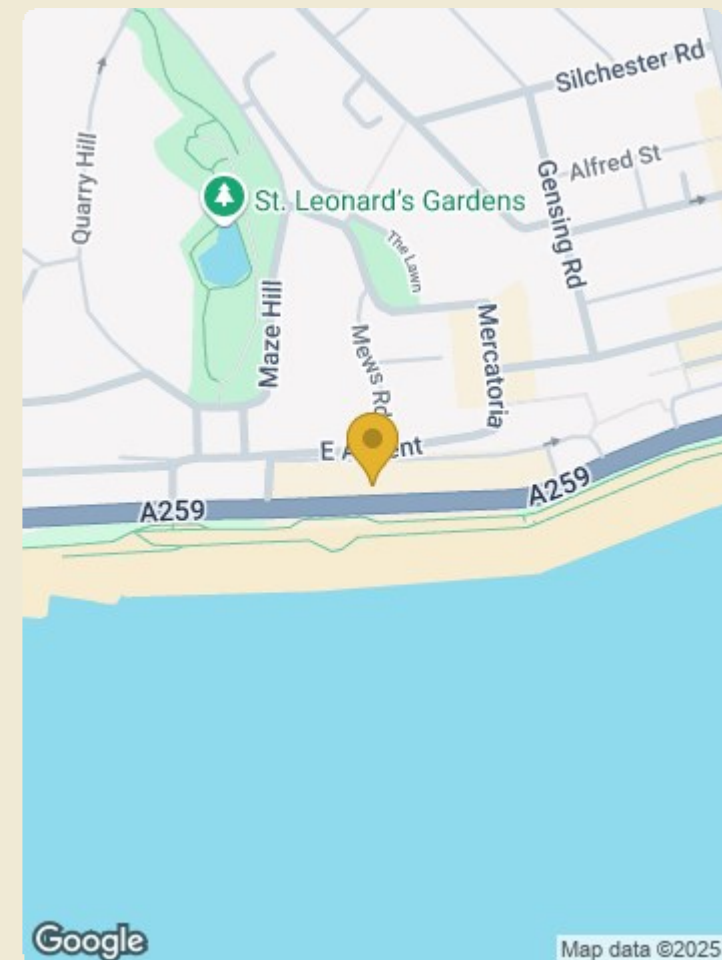
# Marina

Approximate Gross Internal Floor Area  
903 sq. ft / 83.89 sq. m



## THIRD FLOOR

Produced by Picpreview.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			77
			60

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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